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Rivelin, 9 Kallow Point Road, Port St Mary, IM9 5EJ

Asking Price £375,000

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Set in a sought after location, this spacious chalet style bungalow enjoys superb uninterrupted direct views over the golf course and distant sea views to the rear. The ground floor accommodation comprises lounge, dining area, kitchen, conservatory, 2 double bedrooms and bathroom. The first floor has a large landing area, 2 further double bedrooms one with an en-suite shower room. Outside is a detached double garage, extensive driveway and lawned garden to the rear. The property would benefit from some modernisation.





LOCATION

Travelling out of Port Erin along Castletown Road, turn right at Four Roads Roundabout into Port St Mary. Proceed along Bay View Road and bear right into Park Road. Turn second left into Queens Road and travel straight ahead until junction of Clifton Road. Turn right onto Clifton Road and take the first right into Kallow Point Road by the Golf Pavilion. Bear left and Rivelin can be found along on the left hand side opposite the Golf Course.

ENTRANCE PORCH

Tiled floor. Glass panelled door to:

HALLWAY

Door to enclosed staircase leading to first floor. Understairs cupboard. Cupboard housing oil central heating boiler.

LOUNGE/DINING

13' 10" x 22' 10" (4.22m x 6.97m)

Front aspect with large front picture window enjoying lovely open views over the golf course.

KITCHEN

10' 3" x 9' 11" (3.13m x 3.03m)

Well fitted with good range of modern wall and base units with contrasting worktops incorporating stainless steel sink unit, ceramic hob, double oven, integral cooker hood, integral fridge/freezer, plumbing for washing machine, plumbing for dishwasher and tiled splashbacks. Door to lounge/dining. Door to:

CONSERVATORY

7' 2" x 14' 0" (2.18m x 4.26m)

Tiled floor. French doors to outside. Pleasant outlook over the rear garden

BEDROOM 1

11' 4" x 13' 0" (3.46m x 3.97m)

Front aspect with fabulous open views over the golf course.

BEDROOM 2

9' 6" x 13' 9" (2.89m x 4.19m)

Rear aspect. Pleasant views over rear garden.

BATHROOM

White suite comprising panelled bath, shower cubicle, w.c., wash hand basin and tiled walls.

FIRST FLOOR

LARGE LANDING AREA

Velux windows with views over the golf course. Storage cupboards.

BEDROOM 3

12' 4" x 10' 6" (3.77m x 3.21m)

Velux with lovely sea views.

EN-SUITE SHOWER ROOM

W.C., wash hand basin, shower cubicle and tiled walls.

BEDROOM 4

13' 1" x 12' 5" (3.98m x 3.78m)

Built-in wardrobes with cupboards above. Views over the golf course.

OUTSIDE

Private rear lawned garden with well established flower beds. Good sized driveway to side. Walled and gravelled low maintenance garden to front.

DETACHED DOUBLE GARAGE

2 X up and over doors.

SERVICES

Mains water, drainage and electricity. Oil central heating. uPVC double glazing. Manx Telecom Fibre Ready.

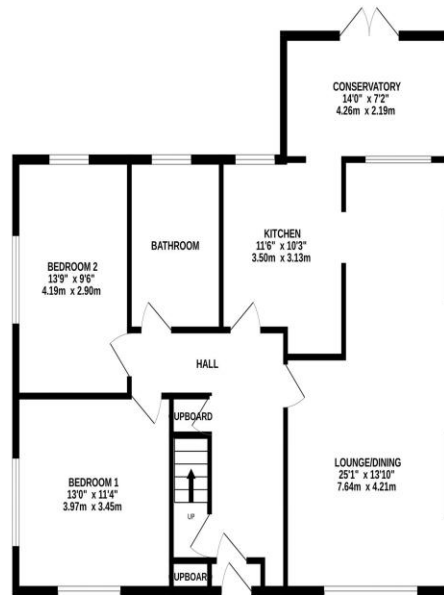
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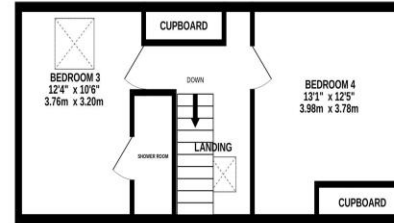




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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